# HONEYMOON PLANS ALL UPSET: BRIDE DECIDED TO BUY, A HOME

Waiting for a Train, and With \$200 in time I shall not permit my wife to when the housing problem in West-glance at a paper. M. Chunchilla.

Their Deckets Young Counts Give Their Pockets, Young Couple Give Way to Home Owning Instinct.

I had been engaged exactly five builder and contractor asked us to months then one morning on my way to work I stopped at the home of my the one we liked best and he would bride to be to insist that we be married that afternoon. I was just a kid.

Illing my first position, at a salary that with electric lights, full basement, hot was meagre to say the least. My betrothed was two years younger that I,
a tiny butterfly creature without a
thought apparently outside the realm
of "clothes and good times." I argued
and pleaded, and finally hurried off with
my promised wife's consent to an impromptu wedding—and the sobs of her
forter without my down the
trother without a saint sai mother pursuing me down the "You are just a pair of crasy n." she kept saying.

Late that afternoon we were married and started off on a glorious wedding rip. We got as far as the railroad sta-

Now by pooling our resources we real-

Now by pooling our resources we realized the neat litte sum of \$200, and we had every intention of blowing it all in on a five day vacation, but before going to stand in line at the ticket window I bought my little bride the evening paper and inadvertently changed the course of my existence.

Long before my turn came at the window my wife hurried up to me, excitedly crumpling the News. "We aren't going on a trip, we are going to buy a cottage," she informed me.

She drew me to a beach and explained. It seemed she had been idly glancing at the ads when a real estate item caught her eye: "Neat, modern cottage, &c.," and the "payment down" was exactly \$200.

That magic ad had transformed my little girl bride into a sensible, hard headed business woman. To say I was mad is far short of the truth, but my love for my wife and a dim realization of the good sense of her plan made me yield.

We went to my people, and the next

We went to my people, and the next day the cottage was ours. Its price was \$3,500, with \$200 down and the balance \$17 a month, including interest. It was on a decent, quiet little street, contained five small rooms and bathroom, rag-hardwood floors. No basement of electricity, of course. But it was a very

satisfactory purchase.

Some idea of our kiddishness can be gleaned from the fact that we were ready to take pissession of "our property" before the thought occurred to either of us that we had not a stick of furniture. We sat down in the empty course to think and family dealed to the sate of ns to think, and finally decided to home until we could save enough to furnish. Through advertising in the paper we secured good tehants, renting for \$18

It occurred to us that if we could sell at a profit, we would make enough to buy our furniture, and could use the original \$200 as first payment on another cottage, but we soon found that it was impossible to sell the place while it was rented, as the tenants would not show

prospective purchasers through.

We must move in as soon as possible.

The thought of our little home spurred rooms and me to do my durndest at the office. The ensuing raise in salary decided us to buy

I had put a little money in a lot, and
strictly necessary furniture on the instalment plan. It was a great day when borhood was opening up and a new

ment of \$700 on a faced brick house model the faced brick house into a near a fine business street in a prosper- two family flat, thus doubling the inwe neighborhood.

We "built" in a way; that is, the Incidentally we are soon to take our

as a constructor of artistic and depend-able little homes. He asked \$4500 for this one, with \$900 down and the babance \$15 a month. rooms and bath and every modern con-

We continued to economize and to

I had put a little money in a lot and We were very happy there for a year.

We was aved strenuously: I didn't think it was in me to give up and dig in the way we rented on lease at \$38.50 a month. I did. My little wife cooked, swept and

This sum paid the monthly payments car line was to run out that way soon. was in me to give up and dig in the way I did. My little wife cooked, swept and sewed with positive avidity. In the evenings we read or played cards instead of going to a restaurant and then to the theatre. As far as our routine lives went no one could have recognized the "crazy children" of our wedding morning. And my salary rose.

In a year's time we sold with a net profit of \$200. This with the original \$200, with \$250 we had in bank and \$50 I made by extra work, made a first payment of \$700 on a faced brick house.

We rented on lease at \$33.50 a month. This sum paid the monthly payments and left enough for taxes, &c. so that the house began "paying for itself."

After nine years the brick house is completely paid for, the third house is for sale at \$2.000 more than the original price, as property has risen wonderfuly in value in this neighborhood. With some of the money from the sale I shall remodel the faced brick house into a

NEW JERSEY REAL ESTATE FOR SALE. NEW JERSEY REAL ESTATE FOR SALE.

# Prospect Bill, Summit, D. J.



11/4 ACRES BEAUTIFULLY WOODED LAND Prospect Hill is the residential section of Summit. The house fliustrated is most conveniently arranged, has exceptionally large rooms, beautifully finished. Large open fireplaces of English design. There are 8 bedrooms and 5 baths, including servants' rooms, which are over garage built in wing of house. The garage accommodates two cars and is heated from main plant.

The situation is excellent, commanding view of wooded glen planted with

Price \$85,000-Mortgage \$20,000, 5%. For particulars and plans, write or phon DALZELL, BROWN & COMPANY, At Maplewood Sta., Maplewood, N. J. Phone South Orange 555.

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THIS ATTRACTIVE HOME 7 Room Dutch Colonial

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Great Neck, on the North Shore of Long Island, 26 minutes from Penn. Station. A delightful home colony. Two new homes now ready for occupancy. Open for inspection to-day from 1 to 5. Ownership includes use of Swimming Pool, Tennis Courts and Dock. "A Week-end at Kennington"

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A BARGAIN ON PINHING LAKE \$5 ACRES, 12 ROOM HOUSE. Farm House having several bed rooms. Henney, piggery and other outbuildings. BRYAN L. KENNELLY, 15c Broadway.

TORRENS HEARING WEDNESDAY
The hearing on the Torrens amendments, which was to have been held
last Wednesday, was adjourned by Senarof Walters at the request of the Real
Estate Board until next Wednesday,
March 20. A big delegation from the
Torrens Title League attended and was
granted an "prortunity to speak, though

SCARSDALE REALTY BUYER. granted an "portunity to speak, though the opposition did not reply. The league is advising friends of the Torrens law to write to the Senate Judiciary Committee members again, especially Sen-ator Walters and Senator Elon R. Brown, asking them not to delay action on the Burlingame-Youker bill.

WESTCHESTER HOUSE SALES.

there are practically no places left t

The Scarsdale Estates Organization has sold for C. Reed Newcomb his property at Greenacres, Scarsdale, to George T. Tastings of this city.

CITY DWELLINGS RENTED.

Shaw & Co. have leased for Henry M. Toch, 1897 Madison avenue, a three story and basement brown stone dwelling, on lot 20x100, to Mrs. Katharine We continued to economize and to save. I was offered a better position at a much higher saiary, and accepted. We had lived in the second house but a short while when our first child was born. When he was able to walk we desired a place with a larger yard in a fresh air location.

Soon we found a house, nearly completed. The builder was well known

# Morehead Place at Rye Sold Recently



Blakeman Quintard Meyer arranged the sale.

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The financial institutions of Westchester County have pooled their real cerate holdings TAKEN IN FORECLOSURE into one gigantic sale, which will contains for the balance of MARCH ONLY. Perhaps you will find in our filtustrated booklet, which will be sent on request, just the sort of property you are looking for as a home or in-

The banks are selling out at cost, which represents only a fraction of present values.

These properties are located in Yonkers, Mt. Vernen, New Bochelle, Larchmont, Pelham, Tarrytown, White Plains, Irvington, Pleasantville and other places

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18 East 41st Street, OR YOUR OWN BROKER

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Charming Swiss Chalet Bungalow AT PARK HELL-ON-THE-HUDSON. Containing 9 rooms and situated on su the most attractive sites in this beaut and carefully restricted George Howe 527 Fifth Ave.NY.
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NEW ROCHELLE For Sale at Bargain it cal Lection for Physician Modern Frame and Stucce Dwelling 12 rooms, 3 baths, 3 open fireplaces. Partner floors, hardwool frim through of het water heat, gas and electricity ripe plot, garage, chauffers quarters. Stust lie Seen To Be Appreciated.

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### An Opportunity New law flat, prominent thorough-

are, 3 stores and 18 apartments. Pent \$8,100. Price, \$57,500. Will show over 16% on investment.

J. CLARENCE DAVIES 149th Street and Third Avenue Large and Small

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We are offering a considerable number of improved properties is the best residential sections ranging in size from 9 rooms and 3 baths to 21 rooms and 5 baths, and in price from \$14,000 to \$180,000.

A number of the properties are near the Country Club and Hotel Gramatan and within easy walking distance of the station.

For full particulars apply

New York ISh6Mervin Bronzville

# CITY DWELLINGS

BIG MONEY IN OLD

tion in this city has brought about the floor at 25 Pine street to Robert A. alteration of many dwellings through the best sections of the city. Greenwich Douglas L. Elliman & Co. have leased the best sections of the city.

'he income from their holdings.

Twenty years ago Charles E. Duross, president of the Duross Company, urged Twenty years ago Charles E. Duross, president of the Duross Company, urged this on owners in the Yillage and in Chelses. He told them that the time had passed when these districts could be considered strictly dwelling locations. The inroad of trade—commerce and wholesalers from the West and retailers and email manufacturers from the East—has left an oasis of homes which it is interesting to note is protected by the building heights and soning restrictions from further invasions by traders.

After all these years and unheeded urging Greenwich Village and Chelses owners have displayed a reversal of attitude and are now keenly interested in naking their dwellings into studio spartments.

"The success of the first altered dwelling was so marked," said Mr. Duress, "hat other owners have rapidly changed."

Of Madison avenue and Thirty-eight street at 229-220 the located in 1,000 feet of space at 229-220 the located in 550 feet of space at

"The success of the first altered dwelling was so marked," said Mr. Durnes, "that other owners have rapidly changed over their buildings. In the last ten months my company has had altered for owners or lessees the dwellings at 64 West Ninth street, 474 West Twenty-second street, 240 West Seventy-second street, 240 West Seventy-second street, 240 West Twenty-second street, 240 West Twenty-second street, 241 West Twenty-second street and at present 14 West Twenty-second street and at present 14 West Twenty-second street is in course of reconstruction and has already been leased for twenty-one years to Mrs. Edward West Twenty-one years Samuel Marcus

"Rents in all cases where alterations have been properly made have advanced TO LIVE AT BATTLE HILL PARK. at least 100 per cent, and as much as 400 per cent, in several instances. The fact that these statements have been actually demonstrated is sufficient proof what can be done in similar cases."

#### SEVENTH AVE. ASSESSMENT.

Property owners interested in the Estate Board of New York, 217 Breadway, on Thursday, March 21, at 2 P. M. This involves an assessment of about This involves an assessment of about The Tasker-Halsted Realty Company \$9,000,000 and affects more than 2,000 has sold at Colonial Heights, Tuckahoe,

## BELGIAN COMMISSION RENTS.

Takes Six Story Broadway Building-Other Leases.

The Commission for Relief in Belgium has leased the entire six story building at 557 and 559 Broadway, through to 128

Greenwich and Chelsea Residences Bring High Prices

as Flats.

as Flats.

Bearelty of living and business space due to the curtailment of new construction in this city has brought about the living and the living also the twelfth floor at 1 Wail floor in this city has brought about the

Village and arisiocratic Chelsea have purrendered a large number of privately used buildings for use as apartments and studies to the financial advantage of the owners. It took conditions brought about by the war to force owners in these old districts out of the way of progress and at the same time increase the income from their holdings.

Twenty years ago Charles E. Duross.

enty-second street is in course of reconstruction and has already been leased for twenty-one years to Mrs. Edward Fitzgerald. Plans are now being drawn for altering 4 East Twelfth street for Samuel Marcus. Company.

> The Robert E. Farley Organization and William E. Morrell have sold a house on Alexander avenue, Battle Hill Park, White Plains, to John J. McGov-BANK SELS MT. VERNON HOUSE.

F. W. Eggert has sold for the People's Sayings Bank of Yonkers for cash to widening of Seventh avenue and Une-extension of Seventh avenue and Var-lck street are invited to altend a meet-ing to be held at the rooms of the Real Estate Board of New York, 217 Bread-Vernon.

#### SELLS AT TUCKAHOE.

property owners, some of whom have a Dutch Colonial Heights, Tuckahoe, property owners, some of whom have a Dutch Colonial cattars on plot 200 feet petitioned the Board of Estimate to front on Colonial Parkway to James O, have this made a subway proceeding and not treated as a local matter.

Colt. also to James W. Barr a house on Verona avenue 100x112.



YEW YORK REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE

HOMESEEKER

AT NYACK-ON-HUDSON Modern 7 Rosen Stuces Dwellings just completed, Select Location, Large Plat. Near Depot. Hour out from Terminal Building. \$27 monthly.

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ORANGE COUNTY HOME SACRIPICE AT \$12,500.

Beautifully located, 15 acres very fertile and, commuting distance; mile from size ion, Orange county; all fruits spring water by gravity to all buildings brook, main house sets well back from State road; newly painted and decorated, 17 large sooms, 2 baths, running water in four bedrooms, steam heat, electricity, barn, threach houses; small tenant house, strictly modern.

ALSO OTHER FARM BARGAINS, \GEO. M. GRIER, 18 East 41st St., N. Y. FARM, 46 acres; house & rooms; bar poultry house: large stream; land all till-able; 2 miles Haverstraw station, West Shore R. R ; \$8,000; a great bargain.

Kenneth Ives & Co. ORANGE CO. HIGHLANDS.

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TWO FAMILY, 12 rooms, baths, plot 50x 166, fine section beautiful Richmond Hill: good present income; \$5,500; terms.
PRIVATE, 12 rooms, bath, electricity, parquet floors, garage, plot 160x 10t; ricely located Richmond Hill: \$12,600; terms.
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ou each corner. Size 199.10x125. A 5 story and basement brick tonement size 40.13x124 43x64.00xirreg. HFREERT McKENNIS, Esq., Atty., 60 Wall St., N. Y. City.
MESSRS. BLAU, ZALKIN & CCHEN, Attys., 170 Broadway.
MESSRS. LCNDCN & DAVIS, Attys., 55 Liberty St., N. Y. C.
ALEXANDER ROSE, Esq., Atty., 51 Chambers St., N. Y. City. Write for Bocklet.

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